

Property Location: \_\_\_\_\_

Client Name: \_\_\_\_\_

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
<b>LIFE EXPECTANCY OF SYSTEMS</b>				
Major systems in the property, including: roofs, heating, cooling, plumbing, water heaters, and electrical components have minimum 3-year life expectancy.				
<b>GENERAL HOUSING FACILITIES</b>				
Sufficient space and facilities for the storage, preparation and serving of food.				
Bathroom located in a separate room with privacy door that can be locked. Door in good operating condition.				
If more than one bedroom and only one bathroom, a bedroom is not only means of ingress or egress to the bathroom.				
At least one shower or tub with hot and cold running water.				
Uses an approved public or private waste disposal system.				
Bedrooms a minimum of 81 square feet in floor area with no dimension less than 7 ft.				
Each bedroom has separate access from a common room or area. No bedroom used as the only means of ingress and egress for another bedroom.				
<b>SITEWORK</b>				
<b>Pest Control</b>				
Building is free of wood boring insects.				
No conditions conducive to termite activity, such as wood-to-earth contact.				
Unit is free of mice, roaches, rats, or other disease-carrying pests.				
<b>Walls and Fences</b>				
Retaining walls in good condition.				
Cracks and displacements of no more than 1/4".				
Walls lean not more than to make the center of the top course fall outside middle 1/3 of the base.				
Walls do not lean more than to make the center of the top course fall outside the middle 1/3 of the base				
Retaining walls have weep holes in sufficient number and size to relieve water trapped behind the wall.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
Existing fences in good repair.				
No holes, broken pickets, torn chain link fabric, missing top rails, defective posts or supports, broken or missing masonry units, wobbly gate posts, inoperable gates.				
<b>Siting of building(s)</b>				
Site allows water to drain away from the foundation and water to be channeled around the building in a manner capable of draining away heavy rains.				
<b>Pedestrian Traffic</b>				
Walks, driveways, and concrete or asphalt paved pads or parking areas free of trip and slip hazards.				
No crack more than 1/2" in width and no crack that causes a trip hazard.				
<b>Accessory Buildings</b>				
Storage sheds in sound condition.				
<b>Landscaping</b>				
No dead trees or shrubs.				
Plants do not undermine any structure (i.e. walls, masonry fences, slabs) or interfere with drainage.				
Plants do not abrade roof surface.				
Plants do not block access to electrical panels, windows, doors, sidewalks, or walkways, or interfere with overhead electrical, telephone, or television cables.				
Plants do not pose personal safety hazard.				
<b>CONCRETE</b>				
Foundations and footings are sound.				
No cracks or displacement larger than 1/4".				
Slabs are free of excessive cracking, movement and trip hazards.				
<b>MASONRY</b>				
Exterior and load-bearing masonry walls are in good condition.				
Cracks passing through masonry units. Examine cracks of more than 1/4" in width, cracks caused by lateral displacement of more than 1/4", or half moon cracks for structural weakness.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
Masonry fireplaces are in good repair.				
Hoods, walls, chimneys, caps, hearths, fire brick, and all other structural portions of fireplace and chimney are sound and free of excessive missing mortar, missing bricks or loose masonry.				
<b>METALS</b>				
Grilles or louvers that cover ventilated openings provided for attic or sub-floor ventilation are in sound condition and protect against entrance of rain and/or rodents or pests.				
Metal siding is sound and weather tight.				
<b>CARPENTRY</b>				
Bearing walls and structures are structurally sound and without obvious deficiencies.				
Exposed framing and wood construction are structurally sound.				
<b>ROOFING</b>				
<b>General</b>				
Existing roofs have an estimated life expectancy of at least 3 (three) years.				
Roof framing is capable of supporting the roof and any equipment on it without sagging. No sags, swales, ridges, or uneven pitch.				
Roof is free of leaks.				
Roofs have positive slope that provide good drainage.				
Roofs drain onto others in such a way that excessive wear does not result.				
Roof drains are low enough to prevent excessive ponding and made of materials that are impervious to water.				
<b>Flashing</b>				
Roof penetrations are properly flashed and sealed.				
Roof flashing is properly installed, in good condition, and serves the purpose for which it was intended. Flashing is not cracked, loose, improperly sealed, heavily corroded, or damaged.				
<b>Built-up Roof</b>				
Built-up roofs have an elastomeric aluminized or gravel coating.				
Roof coatings are in good condition and consist of compatible materials.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
No excessive peeling, bubbling, chipping, sloughing or mechanical damage.				
Gravel roof has gravel present in sufficient quantity and in proper distribution.				
The roof is free of fissures, cracks, lifting seams, excessive bubbles (more than 5% of the roof area) or excessive alligating in coatings or asphalt flood coats.				
<b>Rolled Roofs</b>				
Cold-application rolled roofing has a slope of 2:12 or greater.				
No loose mineral surfacing, bare spots, wear, excessive wrinkles, loose seams, loose laps, etc.				
<b>Foam Roof</b>				
Roof has a slope of 2:12 or greater and a nominal 1" thickness.				
Foam roof has an elastomeric coating in near perfect condition. No detectable break in the coating surface.				
No ponding of 1/4" or more, or ponding covering more than 5 square feet.				
Foam roof is well adhered to the substrate. No detectable break in the bond. No poor bonding areas larger than 3 square feet.				
No extensive bumps, bubbles, ripples or voids.				
<b>Shingle Roof</b>				
Roof has slope of 3:12 or greater. Examine roofs with slopes between 2:12 and 3:12 for leaks or other signs of failure.				
Not more than 1/4" of the untabbed portion of the shingles are exposed.				
No excessive bird's mouths, lumps, breaks, or tears.				
Fasteners are properly installed.				
Existing shingle roof surface has substantially all of the original mineral surface and is adhered both at the tabs and in the grooves. Minimal loose mineral surface, sparsely covered surfaces, curling, cupping, breakage, or brittleness.				
<b>Wood Shake</b>				
Roof has a slope of at least 3:12.				
Roof is in good condition.				
Underlayment and interlayment are present and in good condition.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
No excessive splitting, breaking, rotting or loose shakes, or worn, sloughing, or cracked underlayments and interlayments.				
<b>Tile Roofs</b>				
Roof has a minimum slope of 3:12 and is installed over solid decking.				
Tiles are in good condition.				
No tiles cracked all the way through, tiles with badly weathered surface, or tiles with chips or breaks larger than 2" in diameter.				
If evidence of leaking, inspect for underlayment. The underlayment is a minimum of 30 lb. felt and in good condition. No worn, flaking, sloughing, tearing or cracking of underlayment.				
<b>Metal Roofs</b>				
Verify minimum required gauge.				
Roof has a slope of 3:12 or greater.				
Roof is properly aligned over uniform substructure.				
All rib lap joints are sealed their entire length with a bead of caulking.				
<b>EXTERIOR FINISHES/SURFACES</b>				
No damaged or weathered siding.				
No excessive or prevalent broken stucco or stucco with cracks in excess of 3/16".				
Unstabilized adobe is completely protected from weather by a layer of suitable material in keeping with neighboring structures.				
<b>DOORS AND WINDOWS</b>				
<b>General</b>				
Every bedroom has at least one window that can be opened and closed and securely locked, or has door openable to exterior of house.				
All bathrooms have a privacy door.				
All habitable rooms have at least one openable window.				
Openable windows are in sound and proper operating condition.				
Windows installed in room additions or in rooms whose function or description has been altered meet current code requirements for required light, ventilation, security, and egress.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
<b>Doors</b>				
Doors, frames, jambs and casings are in good condition and working order and are free of excessive scratches, gouges, chipping, peeling or other damage or wear.				
Gaps are sufficient to prevent rubbing and no larger than 1/4".				
No holes too large to be repaired, delaminating skins, broken stiles or rails.				
Exterior doors are protected from sunlight with a proper coating of varnish, paint or other suitable weather protection.				
<b>Windows</b>				
Glass is free of open holes or movable cracks.				
<b>Hardware</b>				
Door latches and locks are in good working order and operate freely.				
Those doors with lock-sets are capable of being locked.				
All openable windows have a secure and working lock.				
<b>Security Doors and Bars</b>				
Existing security doors are in good working condition.				
Latches and locks work properly and conform to applicable codes.				
Security bars do not impede the full and proper operation of any window.				
Security bars on windows located in sleeping rooms are provided with latches and dimensioned so that current code egress requirements are met.				
<b>FINISHES</b>				
<b>General</b>				
All surfaces that can be damaged by water or direct sunlight, have a protective finish.				
Paneling, wallpaper, mirror tiles, corkboards, etc. are in good condition and not posing any form of hazard.				
Tub surrounds or shower walls are sound, made of waterproof materials and sealed against water penetration at all joints.				
No loose tiles, broken or missing grout, missing tiles, loose wall panels, delaminating surfaces, and joints without caulking or grout.				
<b>Paint</b>				
Exterior paint is free of excessive peeling, checking, cracking, flaking, blistering or other defects that may lead to failure.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
Interior paint is in sound condition.				
<b>Walls and Ceilings</b>				
Walls and ceilings are in sound condition and free of hazardous defects.				
No cracks in plaster or gypsum wall board surfaces 1/8" or wider.				
No loose drywall, broken plaster, loose paneling, etc.				
<b>FLOORING</b>				
<b>General</b>				
Floor framing is capable of supporting existing dead load and anticipated live loads as defined by the UBC.				
Flooring is in good, sanitary condition and free of any hazardous conditions.				
Flooring in kitchens, bathrooms and laundry areas is impervious to water.				
<b>Resilient Flooring</b>				
Resilient flooring is free of excessive gouges, breakage, bubbling, lifting or shrinking.				
<b>Wood Flooring</b>				
Wood floors are in sound condition and free of excessive damage from wood-boring insects.				
Wood flooring does not have excessive gouges, breakage, lifting, curling, buckling, or shrinking.				
<b>Carpet</b>				
Carpet is properly attached, and not badly worn, torn or soiled.				
<b>Ceramic Flooring</b>				
Ceramic tile is in sound condition.				
<b>SPECIALTIES</b>				
<b>Bath Accessories</b>				
Each bath provided with towel rod, shower rod and toilet paper holder.				
Existing shower doors are in proper operating condition.				
Shower doors constructed of tempered glass, or have no open holes or cracks.				
Shower and tub enclosures are in sanitary condition and properly sealed.				
<b>Closets</b>				
Each bedroom that contains a closet is equipped with a rod and shelf.				

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<b>Fireplaces</b>				
Fireplace flues are free of debris, restrictions, holes, or excessive soot deposits. Flue liners, where present, are in good condition.				
Chimneys are in good repair & high enough to induce a draft & keep smoke from being allowed into the dwelling. Freely operable dampers, except where gas logs are permanently installed. Gas log installations have dampers permanently affixed in the open position.				
The hearth complies with current code.				
<b>EQUIPMENT</b>				
<b>Cooking Units</b>				
Unit has a means of properly heating food.				
Existing gas stoves are free of leaks, clogged burner ports, missing parts or any defect that makes cleaning or repair of the stove difficult, or that makes part of the stove inoperable or unsafe.				
Electric stoves have a power supply capable of providing power for all those heating elements the stove is capable of using at one time. Elements are capable of producing red heat except in those cases where design prohibits this.				
Electric stoves are connected to an approved electrical outlet.				
<b>Refrigerators</b>				
Unit has a refrigerator or means of cooling or preserving food.				
Existing refrigerator is in proper working order.				
<b>Dryers</b>				
Existing dryer is properly vented to outside using approved pipe, sleeve, and vent cap.				
<b>FINISH CARPENTRY</b>				
<b>Cabinetry</b>				
All cabinets and vanities are in good condition and appropriately secured.				
Cabinets, drawers, and doors are free of broken or dysfunctional hardware, holes, peeling, chipping, sloughing, or any other damage rendering them difficult to clean or otherwise unsanitary.				
<b>Countertops</b>				
Counters have a surface that can be easily cleaned and is impervious to repeated cleaning.				



INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
Counters are free of holes, gouges, burns, peeling, cracking or any condition making them absorbent.				
<b>PLUMBING</b>				
<b>General</b>				
Piping is properly installed and supported.				
No plastic piping is exposed to sunlight unless it is approved by listing for such installation.				
If equipped with facilities for a clothes washer, both hot and cold water is supplied and drain is connected to an approved waste system.				
Faucets, drains, valves, piping and supply lines are leak-free, functionally adequate and in proper operating condition.				
<b>Domestic Water Supply</b>				
Water supply, connected to a potable water source.				
No lead water-supply piping.				
<b>Drain, Waste, Vent</b>				
Gray water system approved by the local building authority.				
Waste lines are made of approved materials.				
Waste disposal system is connected to an approved public or private disposal system capable of handling the occupant load of the unit(s).				
The system is free of leaks, damaged, or corroded pipe. Waste lines are free of blockage or gurgling.				
Existing waste systems are properly vented. Plumbing vents within 10' of a cooler are at least 1' taller than the cooler.				
Waste disposal systems are free of health hazards or unsafe conditions.				
Waste lines provide a functional plumbing vent, a trap and leak free connections to the waste disposal system.				
<b>Gas</b>				
Main gas shut-off is in good operating condition and free of leaks.				
Flexible gas supply connections do not exceed 3' in length.				
Flexible gas supply connections are appropriately caulked and vented.				
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INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
<b>Fixtures</b>				
Individual sinks, toilets, clothes washers, and other plumbing devices have individual water-supply shut-offs.				
Kitchen has a sink and faucet, in proper operating condition with a sink trap and hot and cold running water.				
Every bathroom in good operating condition with water supply.				
Faucets are free of leaks and drips.				
Sinks are free of excessive cracking, chipping or other damage that would make cleaning difficult or hazardous.				
The plumbing is free of leaks in supply lines and sewer connections.				
Supply lines and waste lines are in good condition.				
Each bathroom has a toilet in proper operating condition and connected to an approved public or private sewer system.				
Toilets are in proper operating condition and free of cracks in the bowl, tank or tank lid.				
Each toilet has a washable seat.				
Wall-mounted toilets are properly installed and secured.				
<b>Valves</b>				
Water supplies have individual shut-offs, where practical.				
No loose or broken handles or levers.				
Flexible gas supply connections are provided with an approved gas cock.				
<b>Water Heaters</b>				
Water heater supplies sufficient amount of hot water to serve occupant load of property at peak demand times.				
Water heater is properly vented.				
If the water heater is located outside, it is properly protected from the weather.				
Water heater has a properly installed, approved temperature/ pressure relief valve with a 3/4" drain line installed to comply with current code.				
Water heater has a rigid and properly supported door or platform under it.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
Flexible gas supplies do not exceed 3' and all plumbing fittings are be free of leaks.				
<b>HVAC</b>				
<b>General</b>				
Air conditioning units are capable of cooling each room to a temperature 30 degrees below ambient outside temperature at 5 ft above floor				
Filters are secure, clean, and large enough to pass sufficient recirculating air to make the unit operate properly.				
Equipment housings and access panels are intact and properly secured and installed. No exposed electrical connections, belts, pulleys, or blowers.				
<b>Heating</b>				
Furnace is safe, operable and adequate.				
Forced air unit has a filter.				
Unit is provided with a means to control the unit's heating and cooling. Each heat source has a properly operating thermostat.				
Air handlers are quiet, well balanced and clean.				
The heat exchanger is in good condition. No excessive corrosion, soot, chemical deposits, cracks, back-draft or burners or other evidence of heat exchanger failure.				
All heating elements are connected to a power source and functioning properly.				
Room heaters are listed appliances, installed properly and sufficiently sized to heat the room in which they are installed.				
No unvented gas heaters, except those designed to be unvented.				
<b>Ventilation</b>				
Ventilation for each bathroom complies with local codes.				
Ventilation devices are in good operating condition.				
Exhaust hoods, fans and filters in sanitary condition.				
<b>Air Conditioning</b>				
Refrigeration units are in good working condition.				
Refrigeration units under the drip line of roofs, or under rain gutters or canals are protected from excessive run-off on the unit.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
Condensate drain lines are properly drained to avoid damage to the property. Roof units drain away from the roof in a manner that does not damage the roof or structure.				
Heat exchange fins are in good condition. The compressor is free of excessive debris. The unit is free of excess debris, vegetation or any obstruction that prevents the free circulation of air around the unit.				
<b>Evaporative Coolers</b>				
Evaporative coolers used as the only cooling source are capable of changing the air in a unit at a rate of once every two minutes				
Cabinet not heavily corroded.				
Each cooler cabinet has all pad-frames and a means of fastening pads in each frame securely enough to prevent sagging.				
Each cooler is level and has a water distribution system capable of delivering enough water to each pad to create run-off along the bottom of the entire pad. The water distribution system is free of leaks, including the attachments at the pump.				
Each cooler has a permanent water line with its own separate shut-off and a self regulating valve for maintaining the amount of water needed.				
The pump is capable of providing a reserve of water in each of the water distribution troughs when the troughs are clean and functioning properly.				
Fan belts, bearings, squirrel cage or blower are in good operating condition.				
Blower is balanced and capable of quiet operation.				
<b>Combustion Air</b>				
Gas furnaces and water heaters have sufficient combustion air. Proper volume of combustion air is not dependent on a door, a window, or any other opening which is prepared for easy closing.				
Furnaces or water heaters are not enclosed in spaces too small to provide combustion air by infiltration.				
Furnace enclosures are enclosed in a manner that prevents any intermingling of combustion air with the recirculating air. Furnace enclosure doors, which open inside the building, are free of gaps.				
The furnace is properly caulked to its floor or platform.				
Each furnace enclosure is free of damaged or incomplete walls, floor, or ceiling that in any way allow communication of air from the enclosure to the home.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
<b>ELECTRICAL</b>				
<b>General</b>				
A separate electric service and meter is provided.				
Electrical connections are made in a proper and safe manner.				
Permanently wired electric water heaters are supplied by properly sized conductors installed within metallic flex conduit where exposed.				
Exposed electrical cable serving the furnace is protected with flexible conduit and properly made connections.				
Termination of electrical supply conductors and conduit is by means of approved fittings.				
Exposed cables or wires meet code.				
Wiring is free of damaged insulation or damaged conductors. No fraying, cracking, charring, or brittle insulation.				
All electrical circuiting is of proper design and suitable for intended use, with overcurrent protection suitable for conductor ampacity.				
<b>Service Entry and Equipment</b>				
The size of the electrical service is adequate for the needs of the property.				
Each electrical service has a properly-made ground, which is either protected or rigidly affixed in accordance with the National Electrical Code.				
Means of disconnect are provided for fixed electrical space heating units.				
Each electrical panel is, at a minimum, adequately sized for the service. All services and distribution centers are safe and free of excessive corrosion, debris, holes, uncapped knockouts, etc. Exterior panelboard enclosures are of UL listed, rain-tight design. The panel is soundly and properly attached to the wall.				
Each electrical panel has a main disconnect.				
All circuiting has overload protection in compliance with current code.				
<b>Branch Circuiting</b>				
Adequate number of circuits to provide safe, functional distribution.				
Property does not have knob and tube wiring.				

INSPECTION ITEM	PASS	FAIL	N/A	COMMENTS
<b>Evaporative Coolers</b>				
Evaporative coolers have an approved means of fused disconnect. Proper fusing is provided for pump and blower motors.				
Cooler motors are of adequate size as determined by required number of air changes and function properly at all the speed settings for which they are designed.				
Motor does not evidence excessive corrosion.				
<b>DEVICES</b>				
<b>General Lighting and Outlets</b>				
Each bathroom has a light and one convenience outlet.				
Each bedroom has at least 2 working duplex outlets, properly installed and safe for use.				
Light fixtures have correct and proper fitting covers or diffusers.				
The kitchen has at least two 110 volt duplex outlets.				
Appliances requiring a 220 volt are connected to a 220 volt outlet.				
<b>Ground Fault Circuit Interruption</b>				
GFCI's are installed where required in kitchens, bathrooms, garages/carports, and exterior outlets.				
Receptacles located at counter top level within 6 feet of the kitchen sink have ground fault interrupter protection.				
Each structure with sleeping quarters shall has a smoke alarm system installed in accordance with local code.				
<b>Low Voltage and Miscellaneous Systems</b>				
Existing television cable and antenna cable are in good condition.				

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 Inspected By

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 Date